



How to Use the Metro Selection Tool

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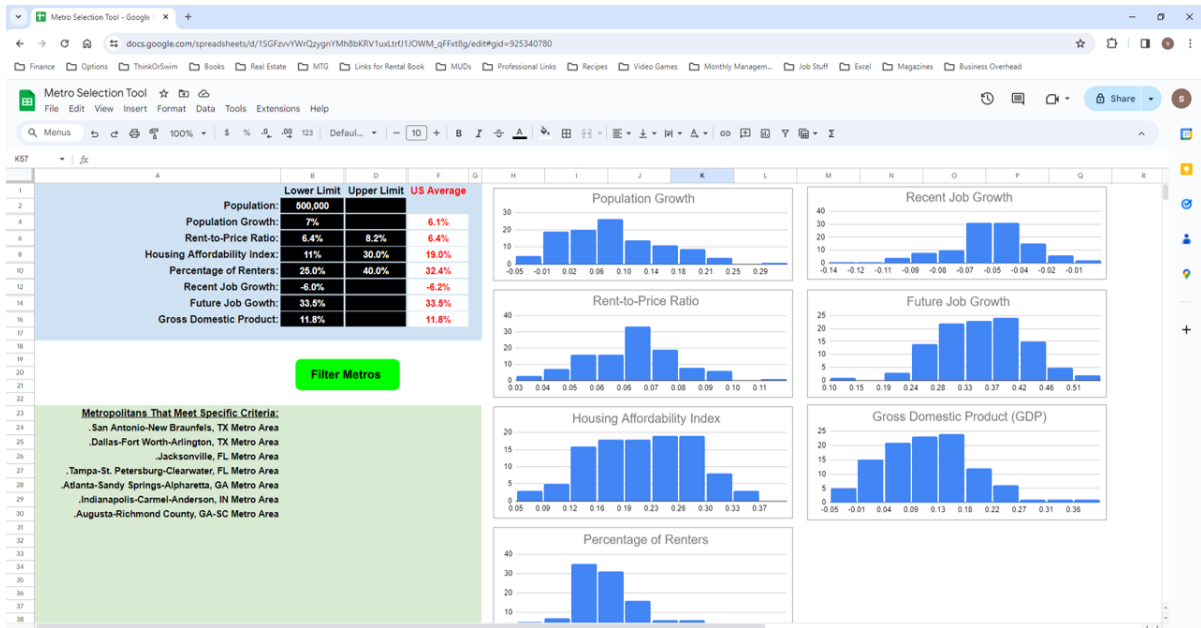
Introduction

The Metro Selection Tool is designed to help users quickly sift through metropolitan areas to identify suitable locations for investing in turnkey or long-term rentals. This reference article provides guidance on utilizing the tool.

How to Use the Metro Selection Tool

Below is a screenshot of the Input and Results sheet from the Metro Selection Tool. The inputs are found in the light blue area in the upper left quadrant, marked with white font on a black background. Next to the inputs, you'll find the corresponding US averages. The histograms, which illustrate the distribution of metropolitan areas in the database for each variable, are displayed on the right half of the sheet. I establish my criteria based on the US average and the distribution, as outlined in my book, "Passive Profits: The Turnkey Rental Investor's Guide".

To use this tool, input the Lower Limit and Upper Limit for the variables indicated. The criteria prepopulated are based on my recommendations. Leaving a value blank, such as the Upper Limit for Population, means that all metropolitan areas with a population above the Lower Limit of 500,000 will be displayed. After entering your desired criteria, click the green 'Filter Metros' button. The script will then display the metropolitan areas that match your criteria in the green-highlighted region in the lower left quadrant.



An Explanation of the Inputs

The inputs are the Lower and Upper Limits for the following variables:

- **Population:** The population of the metropolitan area.
- **Population Growth:** The population growth of metropolitan areas over a 10-year period.
- **Rent-to-Price Ratio:** The ratio of the median rent of a property with the median price.
- **Housing Affordability Index:** A measure of the likelihood that a household can afford to purchase a home.
- **Percentage of Renters:** The proportion of renters in the metropolitan area.
- **Recent Job Growth:** The change in employment levels.
- **Future Job Growth:** The projected change in employment levels.
- **Gross Domestic Product (GDP):** The monetary value of all goods and services produced within a metropolitan area over a specific period. The GDP is calculated as the change in GDP over a 5-year period.

An Explanation of the Outputs

The outputs are located in the green highlighted region and represent the metropolitan areas that meet the provided criteria.

Conclusion

The Metro Selection Tool is designed to assist you in identifying metropolitan areas that meet specific criteria suitable for your turnkey or long-term rental investment plan. If you have questions or require further clarification, please don't hesitate to contact me at:

scott@scottastanfield.com.

Thanks for reading,

-Scott

Further Reading

1. My book: "Passive Profits: The Turnkey Rental Investor's Guide".
<https://scottastanfield.com/book/>
2. My blog:
<https://scottastanfield.com/blog/>